

1943 Profile of the Coney Island, Brooklyn area

from the 1943 *New York City Market Analysis*



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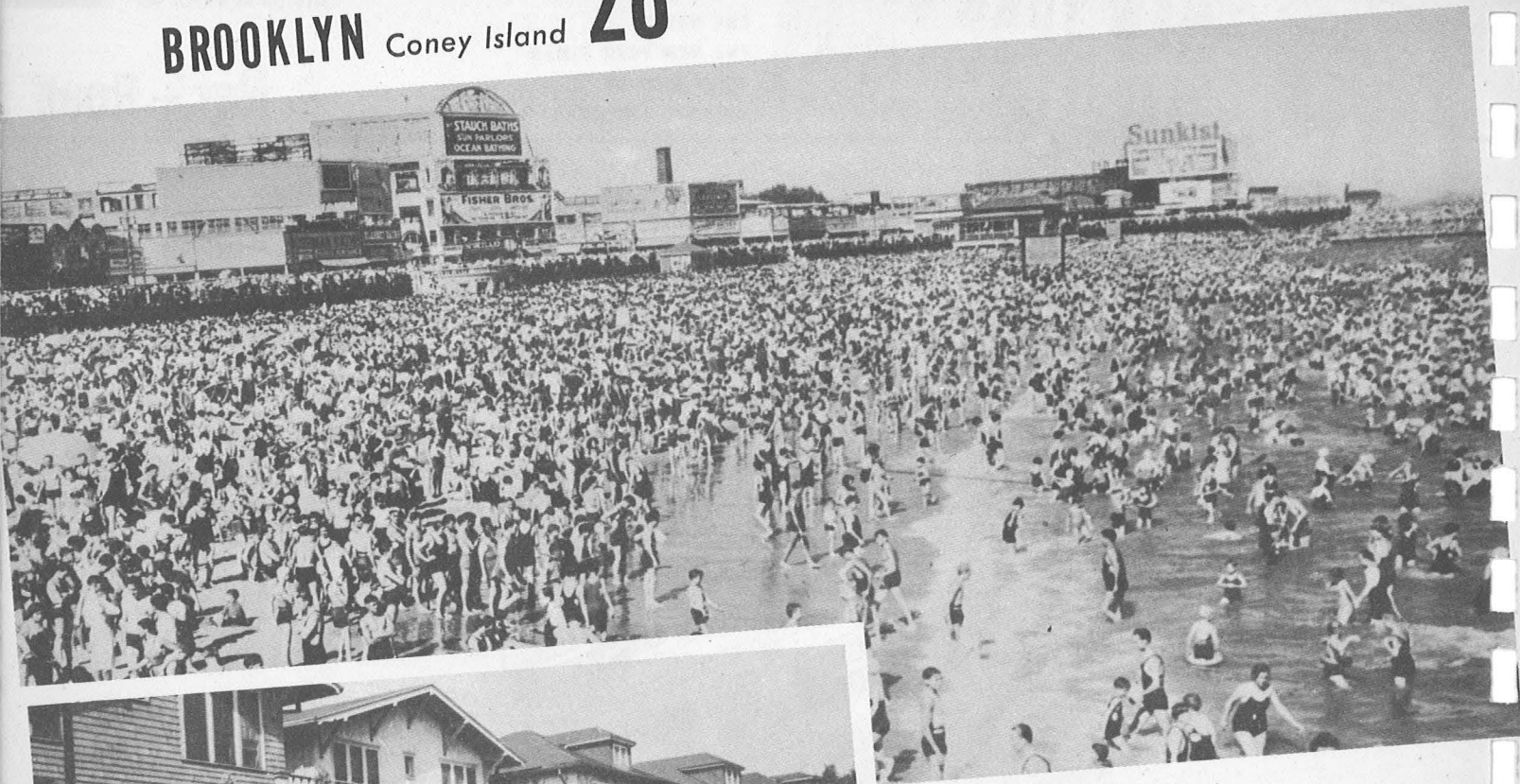
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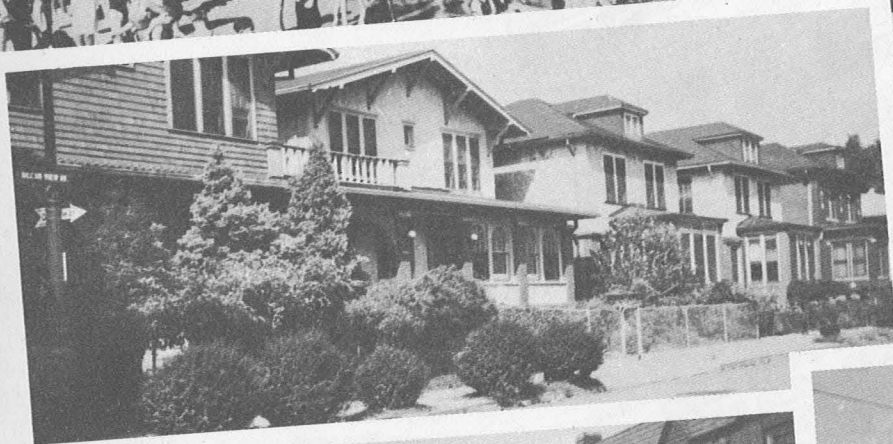
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BROOKLYN Coney Island 28



Above: View of Coney Island beach

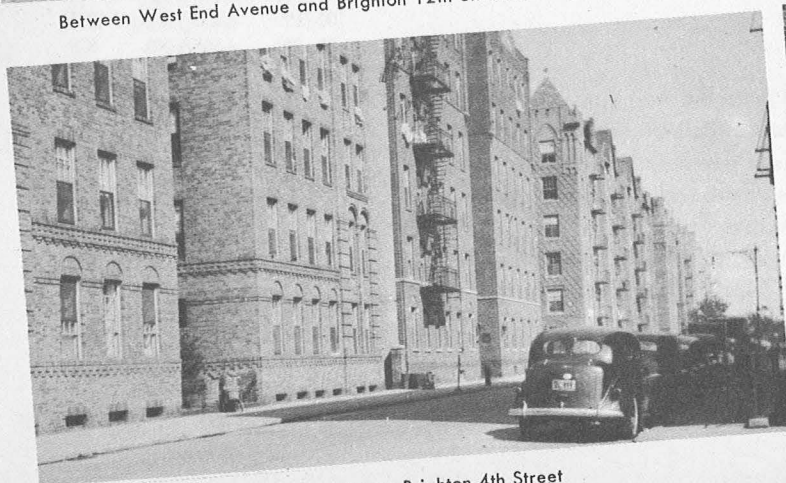


Left: Ocean View Avenue facing east from Brighton 1st Street

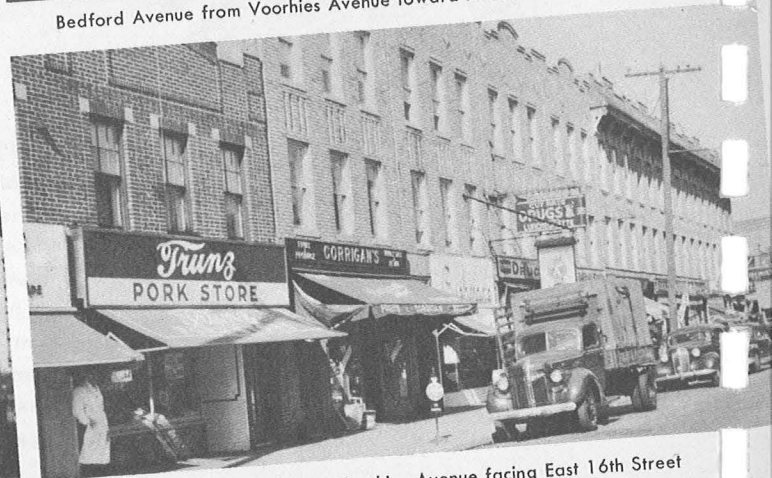


Bedford Avenue from Voorhies Avenue toward Avenue Z

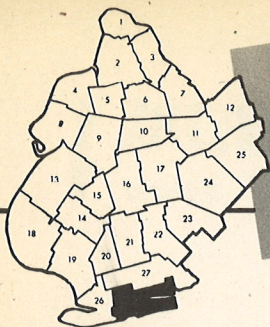
Between West End Avenue and Brighton 12th Street looking north



Brightwater Court looking east from Brighton 4th Street



Sheepshead Bay Road from Voorhies Avenue facing East 16th Street



NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BROOKLYN

28

Coney Island

POPULATION 58,959
(larger than Bethlehem, Pa.)

Native white 36,218
Foreign-born white 21,937
Negro 792
Other races 12

Jews from Russia and Central Europe comprise three-quarters of the foreign-born; many Italians to the northwest.

FAMILIES 15,318
—owner families 2,355
—tenant families 12,963

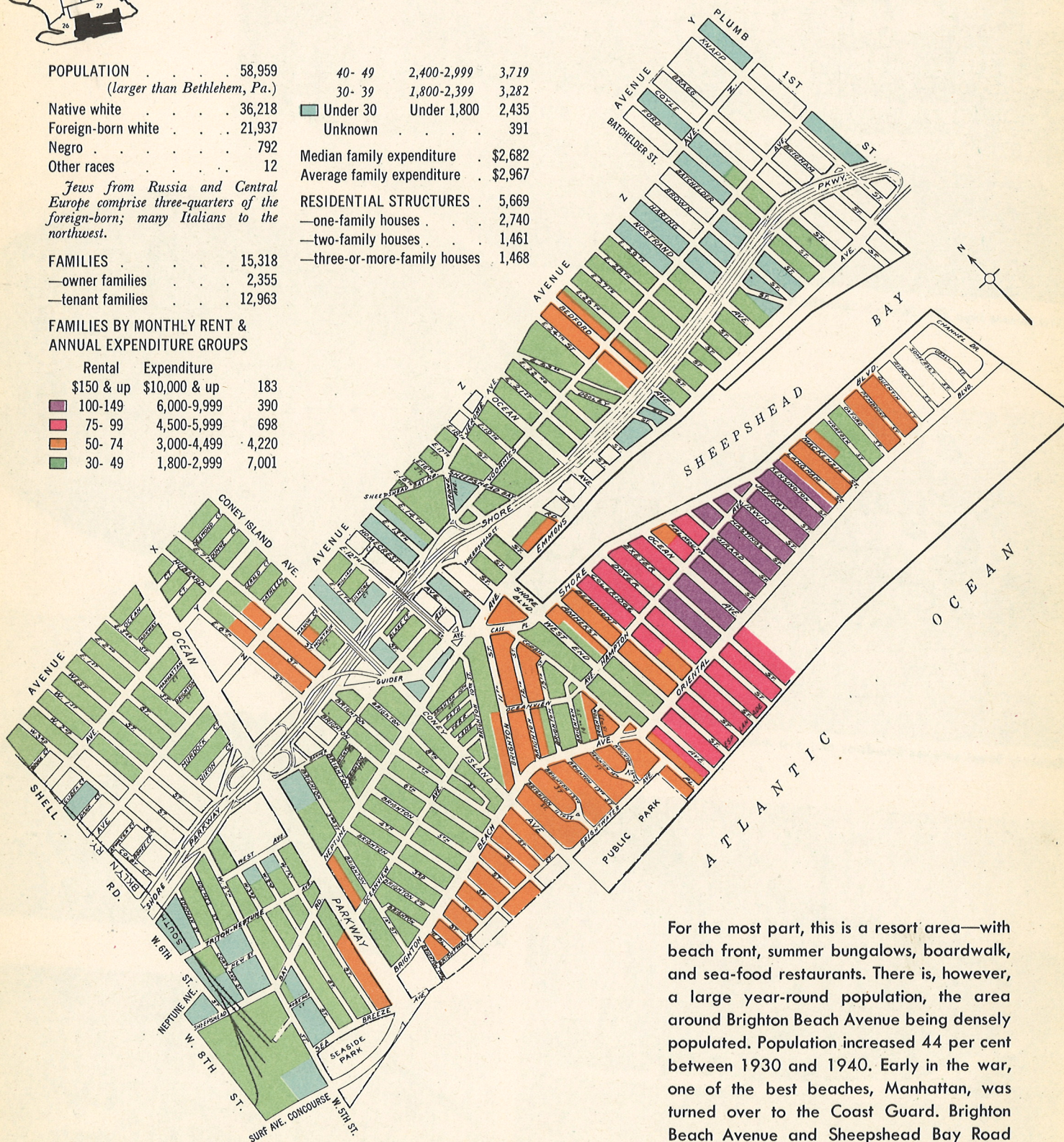
FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	183
100-149	6,000-9,999	390
75-99	4,500-5,999	698
50-74	3,000-4,499	4,220
30-49	1,800-2,999	7,001

40-49 2,400-2,999 3,719
30-39 1,800-2,399 3,282
Under 30 Under 1,800 2,435
Unknown 391

Median family expenditure . . . \$2,682
Average family expenditure . . . \$2,967

RESIDENTIAL STRUCTURES . . . 5,669
—one-family houses 2,740
—two-family houses 1,461
—three-or-more-family houses . . . 1,468



For the most part, this is a resort area—with beach front, summer bungalows, boardwalk, and sea-food restaurants. There is, however, a large year-round population, the area around Brighton Beach Avenue being densely populated. Population increased 44 per cent between 1930 and 1940. Early in the war, one of the best beaches, Manhattan, was turned over to the Coast Guard. Brighton Beach Avenue and Sheepshead Bay Road are the most important business streets. The amusements are concentrated on Surf Avenue.